184.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,109,300	/	1,109,300
USE VALUE:	1,109,300	/	1,109,300
ASSESSED:	1,109,300	/	1,109,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELEO JOHN S & ROSE L
Owner 2:	
Owner 3:	
Street 1:	11 KIPLING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZANAZANIAN LORI -
Owner 2:	-
Street 1:	11 KIPLING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,060 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 2016, having primarily Clapboard Exterior and 4023 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8060.000	645,600	400	463,300	1,109,300
Total Card	0.185	645,600	400	463,300	1,109,300
Total Parcel	0.185	645,600	400	463,300	1,109,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.72 | /Parcel: 275.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	123547
GIS Ref	
GIS Ref	
Insp Date	07/13/16

!14284!

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	645,600	400	8,060.	463,300	1,109,300	1,109,300	Year End Roll	12/18/2019
2019	101	FV	527,600	400	8,060.	463,300	991,300	991,300	Year End Roll	1/3/2019
2018	101	FV	527,600	400	8,060.	390,500	918,500	918,500	Year End Roll	12/20/2017
2017	101	FV	422,100	400	8,060.	357,400	779,900	779,900	Year End Roll	1/3/2017
2016	101	FV	201,000	4400	8,060.	304,400	509,800	509,800	Year End	1/4/2016
2015	101	FV	188,200	4500	8,060.	264,700	457,400	457,400	Year End Roll	12/11/2014
2014	101	FV	188,200	4500	8,060.	244,900	437,600	437,600	Year End Roll	12/16/2013
2013	101	FV	188,200	4500	8,060.	233,000	425,700	425,700		12/13/2012

PRINT

Date	Time
12/11/20	04:08:54

LAST REV

Date	Time
08/02/18	15:09:30
danam	
14284	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZANAZANIAN LORI	66105-433		9/21/2015	Convenience	1	No	No		
HARGRAVE JESSE	40391-141		8/8/2003		383,000	No	No		
TAYLOR PHILIP/E	23596-316		8/30/1993		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	123547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2018	806	Renovate	1,000	C				
10/20/2016	1279	Ingr. Po	37,000	O				16x36 ingrnd pool
5/3/2016	557	Heat App	12,000					HVAC
10/8/2015	1513	New Buil	400,000					
9/23/2015	1404	Demoliti	15,000		9/23/2015			Demolish single fa
12/15/2011	1848	Siding	16,000					siding & window re
4/9/2010	290	Manual	800					ATTIC INSULATION
6/1/1995	293		13,000					NEW 16X32 GUNITE

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2016	Meas/Inspect	DGM	D Mann
7/13/2016	Permit Visit	DGM	D Mann
12/8/2008	Measured	372	PATRIOT
1/12/2004	MLS	HC	Helen Chinal
2/26/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
7/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8060		Sq. Ft.	Site		0	70.	0.82	7									463,259						463,300	

Total AC/HA: 0.18503 | Total SF/SM: 8060 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 463,259 | Spl Credit | Total: 463,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.91098297
Const Adj.:	0.99989998
Adj $ / SQ:	95.644
Other Features:	113410
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657459
Depreciation:	11834
Depreciated Total:	645624

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

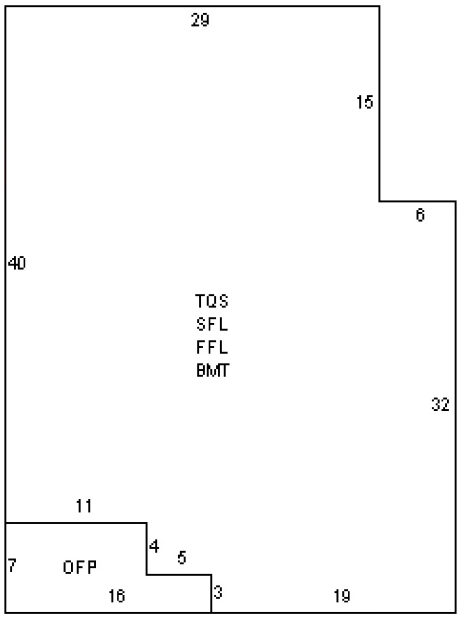
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	115.73
Special Features:	0	Val/Su Net:	115.74
Final Total:	645600	Val/Su SzAd	160.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,463	28.690	41,978
FFL	First Floor	1,463	95.640	139,927
SFL	Second Floor	1,463	95.640	139,927
TQS	3/4 Story	1,097	95.640	104,945
OFP	Open Porch	92	34.430	3,168

Net Sketched Area:	5,578	Total:	429,945
Size Ad	4023.25	Gross Are	5944	FinArea	4023
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X10	A	AV	1906	8.50	T	40	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400